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Review of Environmental Factors

Minor Alterations to the Dean Building (Gymnasium)

St Patricks College

2 Edgar Street, Strathfield



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1 Introduction

1.1 Foreword

This Review of Environmental Factors (REF) has been prepared for St Patricks College, 1 and 2 Edgar Street, Strathfield, and assesses the potential environmental impacts which could arise from the internal building alterations to an existing gymnasium (Dean Building) and alterations to the external façade of the building.

This REF has been prepared in accordance with the relevant provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the *Environmental Planning and Assessment Regulation 2000* (the Regulation) and *State Environmental Planning Policy (Education Establishment and Child Care Facilities 2017)* (Education SEPP).

On the basis of the consideration of key environmental aspects and the information presented in this REF, it is concluded that by adopting the mitigation measures identified in this assessment, it is unlikely that there would be significant environmental impacts associated with the proposal.

1 Introduction

1.2 Certification

This REF provides a true and fair review of the Proposal in relation to its potential effects on the environment. It addresses to the fullest extent possible, all matters affecting or likely to affect the environment as a result of the Proposal. The information contained in this REF is neither false nor misleading.	
Name of the person(s) who prepared the REF:	Thomas West
Position and Qualifications of the person(s) who prepared the REF:	Project Planner Master of Planning at Macquarie University
Signature: 	Date: 23 December 2021
<hr/>	
Name of the person(s) who reviewed the REF:	Ellen Robertshaw
Position and Qualifications of the person(s) who prepared the REF:	Director Bachelor of Applied Science (Environmental Planning)
Signature: 	Date: 23 December 2021
<hr/>	
I have examined this REF and the Certification and accept the REF on behalf of St Patricks College.	
Name of the Authorised Person:	Richie Chacon
Position of the Authorised Person:	Director of Business Services
Signature: 	
<hr/>	
I accept this REF on behalf of St Patricks College, as the determining authority and determine that the Proposal can proceed subject to the mitigation measures in Section 6 being implemented before the carrying out of works and occupation of the facility(ies).	
Name of College Delegated Officer:	
Designation:	
Signature:	Date:

1 Introduction

1.3 School Information

School Name:	St Patricks College
School Address:	2 Edgar Street, Strathfield
Local Government Area:	Strathfield Municipal Council
Lot and DP of Proposed Works:	Lot 12 DP 1095571
Land Owner:	Edmund Rice Education Australia

1.4 Brief Scope of Works

What are the proposed works?	Internal alterations to the Dean Building (gymnasium) and alterations to the external façade.
Does the project involve works outside the existing educational establishment?	No
Will the project result in an increase in the educational establishment population (staff or student population) by more than 10% (compared with the average of each of those numbers for the preceding 12 month period)?	No

1.5 Architectural Plans

The architectural plans prepared by JDH Architects (**Appendix 1**) referred to in preparing this REF include:

Drawing Title	Drawing No.	Rev	Date
Site Plan	REF-A001	A	15/12/2021
Demolition Plan	REF-A011	B	15/12/2021
Proposed Ground Floor Plan	REF-A021	B	15/12/2021
Elevation & Section	REF-A031	B	15/12/2021

1.6 Site Context and Surrounds

1.6.1 The Site

St Patricks College (SPC) is located at 2 Edgar Street, Strathfield, approximately 1.5kms to the west of the Strathfield Town Centre.

The school site is located in the Strathfield (LGA). The plan at **Figure 1** shows the location of the site in relation to the surrounding area and surrounding road network. SPC has four (4) road frontages, including frontages to:

- Edgar Street (257m);
- Shortland Avenue (154m);
- Francis Street (212m); and
- Merley Road (86m).

The proposed works are wholly located within Lot 12 DP 1095571.

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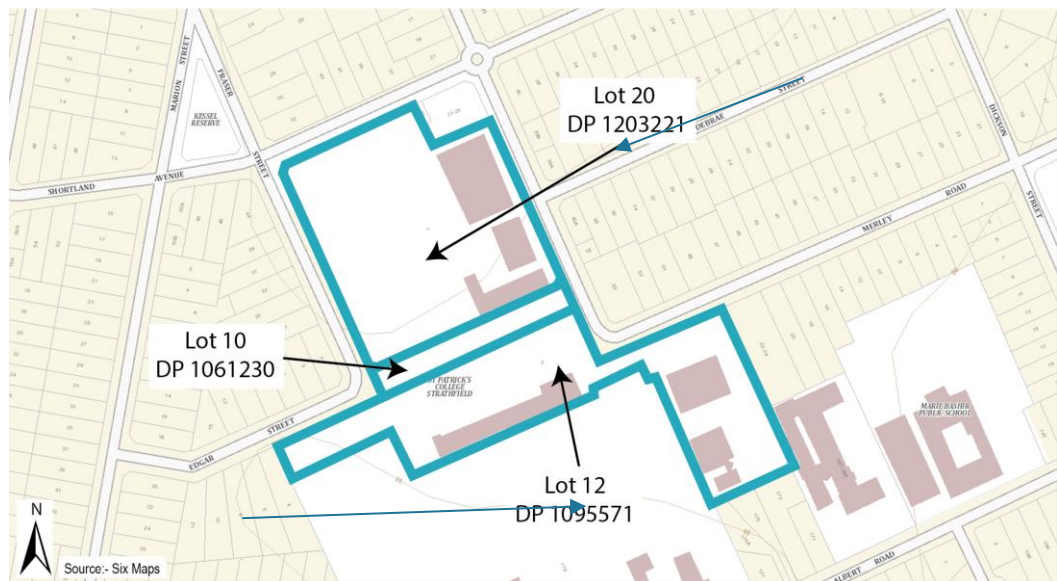


Figure 1 Site Location

Figure 2 is an aerial photograph of the site and its surrounds.



Figure 2 Aerial Photograph

The school site comprises three (3) land parcels which are legally described as:

- Lot 12 DP 1095571 (location of proposed works);
- Lot 10 DP 1061230; and
- Lot 20 DP 1203221.

The site and subject allotment are irregularly shaped. Development in the immediate vicinity of the site consists of predominantly low density residential development which is accessed by local roads to the north, east and west.

The land directly to the east of the site at 16-22 Merley Road, Strathfield is owned by the school site. To the south of the site is the Strathfield campus of the Australian Catholic University.

SPC contains a range of educational, recreational and ancillary buildings that have been constructed at various stages since 1928. Built form includes classrooms, administration/staff facilities, multi-purpose hall, and recreation facilities.

1 Introduction

There is scattered vegetation throughout the central portion of the site and along the boundaries of the site.

Playground space is distributed throughout the school site and includes active play areas/playing fields, cricket nets and tennis courts. Learning areas of the site are centralised which provides for ease of access for students and staff travelling between buildings.

The primary vehicular access point to the site is via Merley Road to the east, with alternative vehicular access available from Edgar Street to the west.

Photographs of the site and the building proposed for internal upgrades are shown in **Figure 3** to **Figure 5** below.



Figure 3 Photograph of the gymnasium as viewed from the south



Figure 4 Photograph of the southern side of the gymnasium

1 Introduction



Figure 5 Photograph showing the southern wall of the gymnasium

1.6.2 Surrounding Development

The site is predominantly surrounded by low density residential development to the north, east and west. Surrounding development comprises buildings generally having a rise of one (1) to two (2) storeys. Approximately 100m to the south west of the gymnasium is Australian Catholic University, Strathfield campus. Further to the east of the site is Strathfield Girls High School and Marie Bashir Public School is located to the south east of the site.

In the broader context of the site is the Strathfield Town Centre which is located approximately 1.5km to the east.

2 Description of Proposed Works

2.1 Justification of the Proposal

The proposed minor alterations to the Dean Building (gymnasium) that are permitted without consent under the Education SEPP will assist in enhancing the operations of the school. The proposed works will improve the functionality of the gymnasium, whilst also supporting the Assembly gatherings that take place within the gymnasium.

2.2 Definition of Proposed Works

For the purposes of the Education SEPP, the proposed works are defined as “development without consent”. For the purposes of Part 5 of the EP&A Act, the proposal is defined as “works” or an “activity”. Any reference to ‘development’, ‘works’ or an ‘activity’ is considered to have the same meaning for the purposes of this assessment, as described below.

2.3 Summary of Works

Plans for the proposed works have been prepared by JDH Architects and are provided at **Appendix 1**. The proposed works can be summarised as follows:

Demolition Works:

The proposed alterations comprise minor associated demolition works, including the partial demolition of existing rear (southern) face brick wall and windows of the gymnasium. Two (2) stage store rooms also located towards the rear of the gymnasium will also be removed. Each store room is 30m² in size and enclosed by brick walls which are proposed to be demolished. A stage located between the store rooms including the parquet flooring are also proposed to be removed.

To the north of the gymnasium, a door between the lobby and office is proposed to be replaced as well as ancillary features of the lobby, including floor mats and display cabinets.

An excerpt of the demolition plan prepared by JDH Architects is provided in **Figure 6**.

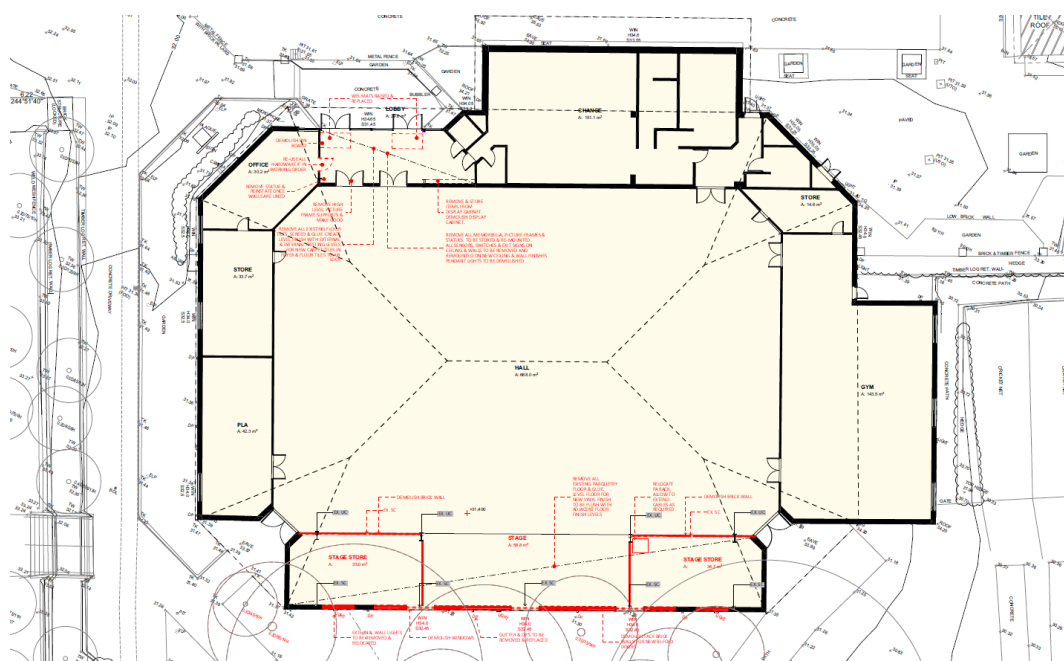


Figure 6 Extract of the demolition plan

2 Description of Proposed Works

Alterations to the gymnasium

The proposal involves minor alterations to the Dean Building (gymnasium) as detailed below:

- Replace the flooring of the lobby with new carpet tiles, floor mats.
- Replacement of the door between the lobby and office.
- Provide a new wall and door to separate the lobby and bathrooms / change room facilities.
- Construct two (2) new steel structures towards the rear of the gymnasium to replace the existing full height brick wall of the gymnasium at the south-west and south-east corners. A Structural Statement has been prepared by JDT Design (**Appendix 9**) which confirms that the proposed works will not adversely affect the structural adequacy building;.
- Replacement of the stage store rooms and stage with vinyl flooring (**Figure 7**).
- Installation of bifold doors and four (4) lots of double outward opening doors along the rear wall of the gymnasium. Between the proposed doors, walls are to be constructed to match the existing face brick (**Figure 8**);

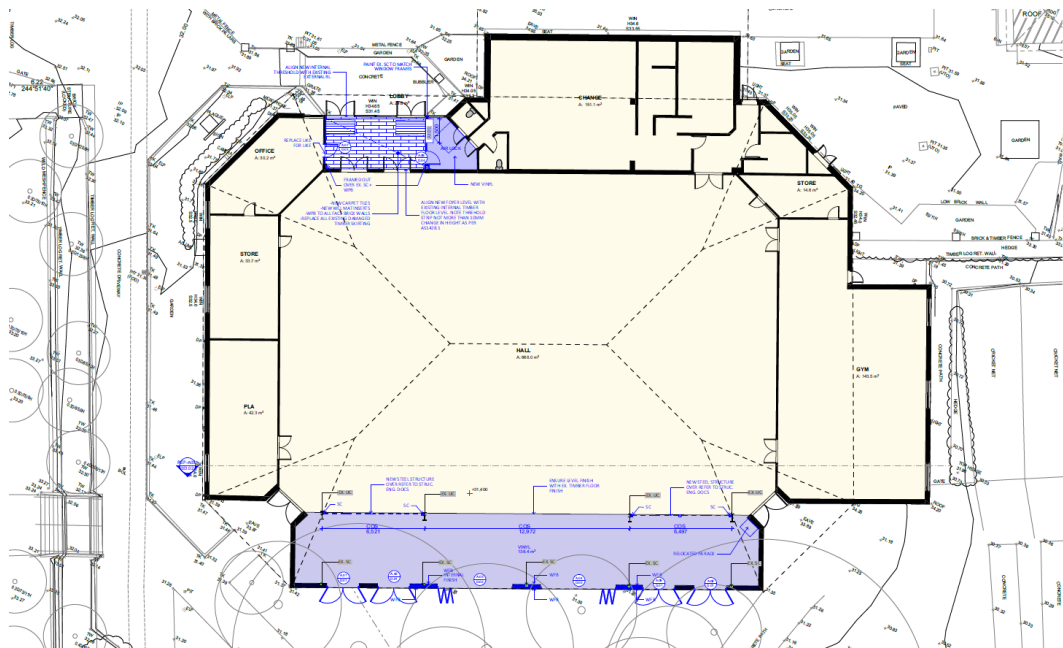


Figure 7 Extract of proposed ground floor plan



Figure 8 Extract of the proposed south elevation

2 Description of Proposed Works

2.4 Tree Removal

Tree removal does not form part of this application. However, as the works towards the rear of the gymnasium are located proximate to existing established trees, tree protection measures have been included as part of the recommended mitigation measures.

2.5 Construction Management

A Construction Management Plan (CMP) has been prepared by Carmichael Tompkins Property Group (CTPG) and is included as part of this assessment (**Appendix 4**). The CMP provides guidelines for managing health, safety, environmental and traffic considerations in accordance with Clause 36 of the Education SEPP. The CMP has also considered the hours and operations of SPC, so as to minimise potential conflicts between the school, nearby residents and construction activities.

A Construction Traffic Management Plan (CTMP) (**Appendix 5**) details the proposed traffic management and vehicular movements throughout the construction phase. The CTMP addresses matters such as traffic and pedestrian management, implementation of traffic control procedures, worker induction and clear vehicular access routes to be implemented during the construction phase.

A Construction Noise and Vibration Management Plan (CNVMP) has also been prepared by Acoustic Logic (**Appendix 6**) which identifies the potential noise and vibration sources of the construction activities and provides an assessment of the potential noise and vibration impacts. The CNVMP also recommends mitigation measures to be implemented for controlling construction noise and vibration, as well as site specific recommendations to minimise potential adverse impacts from noise and vibration.

The CNVMP concludes by stating that should the recommendations in the CNVMP be implemented, compliance with the relevant EPA's Interim Construction Noise Guideline Objectives can be achieved.

3 Statutory Framework

This section describes the statutory framework under which the Proposal has been assessed.

3.1 General Planning Context

LEP Name	Strathfield LEP 2012
LEP Zoning	R2 – Low Density Residential
Prescribed Zoning of Land Subject to Works	R2 – Low Density Residential
Is the existing zone a prescribed zone under the Education SEPP?	Yes – the area of the works is in the R2 zone Refer clause 33 of the Education SEPP
Permissibility	Development for the purpose of educational establishments is permissible with consent within the R2 zone under the Education SEPP
Is the site “environmentally sensitive land” under any environmental planning instrument?	No
Does the site comprise bushfire prone land?	No
List any environmental constraints identified in the Section 10.7 Certificate	Acid Sulfate Soils – Class 5
Is the site listed as a Heritage Item or within a Heritage Conservation Area?	Yes – Heritage Item: St Patricks College – Brother Hickey Building (I132)

3.2 Development Control Plans

Strathfield Consolidated Development Control Plan 2005 (SCDCP) provides a broad range of development and precinct planning controls across the Strathfield LGA. Part M of the SCDCP relates to Educational Establishments and includes controls relating to building design, traffic management, design, visual and acoustic privacy, landscaping, safety and security, facilities and services.

Development that is able to be undertaken without consent (under the Education SEPP) is not subject to local planning controls. Therefore assessment against the SCDCP is not a mandatory consideration. State Environmental Planning Policies

3.2.1 SEPP (Educational Establishments and Child Care Facilities) 2017

Clause 5 Interpretation

Clause 5 of the Education SEPP sets out the following in relation to interpretation of the provisions of the SEPP:

- (1) *A word or expression used in this Policy has the same meaning as it has in the Standard Instrument unless it is otherwise defined in this Policy*

educational establishment means a building or place used for education (including teaching), being:

- (a) a school, or
- (b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.

school means a government school or non-government school within the meaning of the Education Act 1990.

These definitions are relevant to the assessment of the proposed works as discussed below.

3 Statutory Framework

Part 2 Division 1 Consultation and Notification

Clause 10 sets out consultation requirements in relation to development without consent where the works will impact on council-related infrastructure or services.

The proposed works have assessed as unlikely to have adverse impacts on:

- Stormwater services,
- The road system,
- The capacity of the sewerage system;
- Connections to a water supply system owned by Council; or
- The surface of a footpath or road.

The Construction Management Plan (**Appendix 4**) and Construction Traffic Management Plan (**Appendix 5**) identify measures to be implemented which will minimise adverse impacts on Council assets during the carrying out of the works. Accordingly, consultation with Council is not required under Clause 10.

Part 4 School - Specific Development Controls

Clause 33 provides the definition of a prescribed zone [**bold text is our emphasis**]:

prescribed zone means any of the following land use zones:

- (a) Zone RU2 Rural Landscape,
- (b) Zone RU4 Primary Production Small Lots,
- (c) Zone RU5 Village,
- (d) Zone RU6 Transition,
- (e) Zone R1 General Residential,
- (f) Zone R2 Low Density Residential,**
- (g) Zone R3 Medium Density Residential,
- (h) Zone R4 High Density Residential,
- (i) Zone R5 Large Lot Residential,
- (j) Zone B1 Neighbourhood Centre,
- (k) Zone B2 Local Centre,
- (l) Zone B3 Commercial Core,
- (m) Zone B4 Mixed Use,
- (n) Zone B5 Business Development,
- (o) Zone B6 Enterprise Corridor,
- (p) Zone B7 Business Park,
- (q) Zone B8 Metropolitan Centre,
- (r) Zone SP1 Special Activities,
- (s) Zone SP2 Infrastructure,
- (t) Zone E4 Environmental Living.

SPC is defined as an educational establishment and school. The location of works within the site is within a prescribed zone, being the R2 Low Density Residential zone under the Strathfield LEP 2012.

Clause 36 School -development permitted without consent

Clause 36 the Education SEPP sets out the following provisions for educational establishment development permitted without consent:

- (1) *Development for any of the following purposes may be carried out by or on behalf of a public authority without development consent on land within the boundaries of an existing school:*
 - (a) *construction, operation or maintenance, more than 5 metres from any property boundary with land in a residential zone and more than 1 metre from any property boundary with land in any other zone, of:*
 - (i) *a library or an administration building that is not more than 1 storey high, or*
 - (ii) *a portable classroom (including a modular or prefabricated classroom) that is not more than 1 storey high, or*

3 Statutory Framework

- (iii) *a permanent classroom that is not more than 1 storey high to replace an existing portable classroom and that is used for substantially the same purpose as the portable classroom, or*
 - (iv) *a kiosk, cafeteria or bookshop for students and staff that is not more than 1 storey high, or*
 - (v) *a car park that is not more than 1 storey high,*
 - (b) *minor alterations or additions, such as:*
 - (i) *internal fitouts, or*
 - (ii) *alterations or additions to address work health and safety requirements or to provide access for people with a disability, or*
 - (iii) *alterations or additions to the external facade of a building that do not increase the building envelope (for example, porticos, balcony enclosures or covered walkways),*
 - (c) *restoration, replacement or repair of damaged buildings or structures,*
 - (d) *security measures, including fencing, lighting and security cameras,*
 - (e) *demolition of structures or buildings (unless a State heritage item or local heritage item).*
- (2) *However, subclause (1) applies only to development that:*
- (a) *does not require an alteration of traffic arrangements (for example, a new vehicular access point to the school or a change in location of an existing vehicular access point to the school), or*
 - (b) *in the case of development referred to in subclause (1) (a)—does not allow for an increase in:*
 - (i) *the number of students the school can accommodate, or*
 - (ii) *the number of staff employed at the school,**that is greater than 10% (compared with the average of each of those numbers for the 12-month period immediately before the commencement of the development).*
- (3) *Nothing in this clause authorises the carrying out of development in contravention of any existing condition of the most recent development consent (other than a complying development certificate) that applies to any part of the school, relating to hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste management, landscaping or student or staff numbers.*
- (4) *A reference in this clause to development for a purpose referred to in subclause (1) (a), (b) or (c) includes a reference to development for the purpose of construction works in connection with the purpose referred to in subclause (1) (a), (b) or (c).*

The following provisions of Clause 36 are relevant in regard to the works being proposed:

Clause 36(1)(b) – Minor alterations

- (1) *Development for any of the following purposes may be carried out by or on behalf of a public authority without development consent on land within the boundaries of an existing school:*
 - (b) *minor alterations or additions, such as:*
 - (i) *internal fitouts, or*
 - (ii) *alterations or additions to address work health and safety requirements or to provide access for people with a disability, or*
 - (iii) *alterations or additions to the external facade of a building that do not increase the building envelope (for example, porticos, balcony enclosures or covered walkways),*
 - (e) *demolition of structures or buildings (unless a State heritage item or local heritage item).*

Comment: The proposed works are described in **Section 2.3** of this report. The minor alterations and demolition works to the gymnasium, comprising internal fitout works and alterations to the external façade of the building which do not increase the building envelope,

3 Statutory Framework

is development that can be undertaken as development without consent, pursuant to Clause 36(1)(b) of the Education SEPP. An assessment of the proposed works and their relationship with Clause 36 of the Education SEPP is provided in the table below.

Table 1 Description of proposed works and relationship to Clause 36 of the Education SEPP

Proposed Works	Related clause pursuant to the Education SEPP
Internal demolition works	(e) <i>demolition of structures or buildings (unless a State heritage item or local heritage item).</i>
Replace the flooring of the lobby with new carpet tiles, floor mats	(b) <i>minor alterations or additions, such as:</i> (i) <i>internal fitouts</i>
Provide a new wall and door to separate the lobby and bathrooms / change room facilities	(b) <i>minor alterations or additions, such as:</i> (i) <i>internal fitouts</i>
Construct two (2) new steel structures towards the rear of the gymnasium to replace the existing full height brick wall of the gymnasium at the south-west and south-east corners	(b) <i>minor alterations or additions</i>
Replacement of the stage store rooms and stage with vinyl flooring	(b) <i>minor alterations or additions, such as:</i> (i) <i>internal fitouts</i>
Installation of bifold doors and four (4) lots of double outward opening doors along the rear wall of the gymnasium. Between the proposed doors, walls are to be constructed to match the existing face brick	(b) <i>minor alterations or additions, such as:</i> (iii) <i>alterations or additions to the external facade of a building that do not increase the building envelope (for example, porticos, balcony enclosures or covered walkways),</i>

Clause 36(2) Development Standards

Clause 36(2) of the Education SEPP sets out the following provisions relevant to development to which Clause 36(1) applies:

- (2) *However, subclause (1) applies only to development that:*
- (a) *does not require an alteration of traffic arrangements (for example, a new vehicular access point to the school or a change in location of an existing vehicular access point to the school), or*
 - (b) *in the case of development referred to in subclause (1) (a)—does not allow for an increase in:*
 - (i) *the number of students the school can accommodate, or*
 - (ii) *the number of staff employed at the school,**that is greater than 10% (compared with the average of each of those numbers for the 12-month period immediately before the commencement of the development).*

With respect to subclause 36(2), there are no changes to vehicular access to the school and the proposed works will not result in an increase of students or staff.

Accordingly, the proposed works satisfy the provisions of Clause 36 of the Education SEPP and can proceed under Part 5 of the EP&A Act.

Clause 37 Notification of Carrying Out of Certain Development Without Consent

Clause 37 sets out consultation requirements for development without consent, including consultation with the Council for the area in which the land is located (being Strathfield Municipal Council). Clause 37 only applies to works to which Clause 36(1)(a) relates. The proposed works will be undertaken pursuant to clause 36(1)(b) and clause 36(1)(e) of the Education SEPP. Therefore, the provisions of clause 37 do not apply.

3.2.2 State Environmental Planning Policy 55 — Remediation of Land

SEPP 55 relates to remediation of contaminated land and requires, amongst other things, investigations to be undertaken as part of the development assessment process to determine

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whether the subject land is likely to be contaminated and if so, what remediation work is required.

Pursuant to a Section 10.7 Certificate obtained on 13 October 2021 (**Appendix 2**), the site is not identified by Council or any other authority as being subject to or potentially subject to contamination. Furthermore, the proposed works do not constitute a change of use. The works relate to the existing educational establishment (school), which has been operating on the site since 1928.

However, as the proposal involves minor demolition works, a Hazardous Materials Assessment was undertaken by Ade Consulting Group (refer to **Appendix 7**) which identified various hazardous materials within the subject building. The survey provided findings and recommendations in relation to managing lead-based paint. The risk descriptors indicate the level of risk of lead-based paint systems as being low to moderate. In accordance with Section 4 of the Hazardous Materials Report, negligible risk scores do not require any actions.

3.3 Environmental Planning and Assessment Act 1979

The provisions of the Education SEPP allow the proposed works to be carried out as development without consent under Part 5 of the EP&A Act.

This REF also considers the requirements of Section 6.28 of the EP&A Act and Clause 228 of the EP&A Regulation (refer **Section 5.3**).

Clause 277(6)(b) of the EP&A Regulation states that for the purposes of works being undertaken pursuant to Clause 36 of the Education SEPP, a Registered Non-Government School (RNS) is considered to be a public authority. Relevantly, clause 277(6) of the EP&A Regulation states the following:

- (6) *For the purpose of the definition of public authority in section 1.4(1) of the Act, the proprietor of a registered non-government school is prescribed as a public authority (subject to subclause (7)), but only so as—*
 - (a) *..., and*
 - (b) *to allow the proprietor to be a determining authority within the meaning of Part 5 of the Act for development that is permitted without consent under clause 36 of that Policy on land in a prescribed zone (within the meaning of clause 33 of that Policy).*

In accordance with the above, the determining authority of the works described in this Review of Environmental Factors is St Patricks College.

3.4 Additional Relevant Legislation

The following legislation is also applicable to the proposed works at SPC. The proposed works are not inconsistent with any of the provisions of these Acts (where applicable).

- *Local Government Act 1993;*
- *Roads Act 1993;*
- *Work Health and Safety Act 2011;*
- *Work Health Safety Regulations 2017;*
- *Biodiversity Conservation Act 2016;*
- *Waste Avoidance and Resource Recovery Act 2001; and*
- *Clause 92 of the EP & A regulations, and AS 2061-1991 – Demolition of Structures.*

3.5 Approvals, Certificates and Authorities

No approvals, certificates or authorities are required for the works.

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3.6 Consultation – Council

Clause 10 of the Education SEPP, relating to “consultations with councils-development with impacts on council related infrastructure or service”, states the following:

- (1) *This clause applies to development carried out by or on behalf of a public authority that this Policy provides may be carried out without development consent if, in the opinion of the public authority, the development:*
 - (a) *will have a substantial impact on stormwater management services provided by a council, or*
 - (b) *is likely to generate traffic to an extent that will strain the capacity of the road system in a local government area, or*
 - (c) *involves connection to, and a substantial impact on the capacity of, any part of a sewerage system owned by a council, or*
 - (d) *involves connection to, and use of a substantial volume of water from, any part of a water supply system owned by a council, or*
 - (e) *involves the installation of a temporary structure on, or the enclosing of, a public place that is under a council’s management or control that is likely to cause a disruption to pedestrian or vehicular traffic that is not minor or inconsequential, or*
 - (f) *involves excavation that is not minor or inconsequential of the surface of, or a footpath adjacent to, a road for which a council is the roads authority under the Roads Act 1993 (if the public authority that is carrying out the development, or on whose behalf it is being carried out, is not responsible for the maintenance of the road or footpath)*

The proposed works are unlikely to adversely impact on Council owned infrastructure or services and as a result, consultation with Council will not be required, pursuant to Clause 10 of the Education SEPP. All loading and unloading of building materials will be undertaken from within the site, unless approval has been obtained by Council for alternative arrangements.

Clause 11 of the Education SEPP, relating to “consultation with council – development with impacts on local heritage”, states the following:

- (1) *This clause applies to development carried out by or on behalf of a public authority if the development—*
 - (a) *is likely to affect the heritage significance of a local heritage item, or of a heritage conservation area, that is not also a State heritage item in a way that is more than minimal, and*
 - (b) *is development that this Policy provides may be carried out without development consent.*
- (2) *A public authority, or a person acting on behalf of a public authority, must not carry out development to which this clause applies unless the authority or the person has—*
 - (a) *had an assessment of the impact prepared, and*
 - (b) *given written notice of the intention to carry out the development, with a copy of the assessment and a scope of works, to the council for the area in which the local heritage item or heritage conservation area (or the relevant part of such an area) is located, and*
 - (c) *taken into consideration any response to the notice that is received from the council within 21 days after the notice is given.*

A Heritage Impact Statement, prepared by Weir Phillips Heritage and Planning (**Appendix 8**), provides an assessment of the proposed works. The statement concludes that “the proposed works to the Brother Bruce C. Dean Gymnasium at St. Patrick’s College, Strathfield will have no impact on the heritage significance of the College and no impact on heritage items and conservation areas within its vicinity”.

3 Statutory Framework

Accordingly, as the works have been assessed as having no impact on the heritage significance of an item or conservation area, consultation with Council in regard to heritage impacts is not required.

4 Environmental Risk Assessment

This section examines the environmental risks in relation to the proposed works.

4.1 Assessment Method

The methodology applied to the environmental risk assessment for the proposed works is as follows:

- Initial risk assessment for environmental constraints based upon:
 - Review of relevant planning controls and legislation;
 - Review of consultant reports; and
 - Examination of aerial photographs and site photos.
- Identifying potential environmental risks/impacts associated with the proposed works;
- Evaluating identified risks/impacts to determine the potential for occurrence and degree of severity; and
- Identifying and determining suitable environmental management/mitigation procedures and control measures appropriate for planned works.

Section 228 of the EP&A Regulation sets out which factors must be taken into account when assessing the impact of an activity on the environment. **Section 5.3** includes an evaluation of the proposed works in the context of these provisions. Applicable environmental management procedures and control measures have also been summarised.

4.2 Site Constraints

Table 2 identifies site constraints applicable to the site. Where an environmental issue is identified, impact assessment is provided in **Section 5** and mitigation measures and conditions are included in **Appendix 14**.


Table 2 Site Constraints

Constraint	Factor	Yes	No	Action
Contamination	Is the site affected by contamination as identified in Section 10.7 Certificate or 'List of NSW contaminated sites notified to the EPA' and/or potentially affected by contamination?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not identified as being contaminated in the Section 10.7 Planning Certificate nor is it listed on the NSW contaminated lands site notified by the EPA.
	Does the project involve demolition of buildings or part of a building that may contain Asbestos?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A Hazardous Materials Report has been prepared by Ade Consulting Group (Appendix 7) which confirms that no asbestos was detected within the representative samples collected from the subject area.
	Does the project require the disturbance of any other hazardous material (e.g. lead paint, lead dust, PCBs, ozone depleting substances)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Hazardous Materials Report (Appendix 7) identified the presence of lead-based paint systems. During the construction works, it is recommended that the paint be maintained in its current condition. If the areas on which the lead paint is located will be disturbed during the works, it is recommended that the surfaces be stabilised by overpainting with a lead-free product prior to demolition or refurbishment works. If lead-based paint systems are to be impacted, a hazardous materials removalist or contractor who comply with the requirements for paint stabilisation described in the AS4361.2.2017 will be required to be engaged.
Flooding	Is the site affected by flooding? (i.e. is the land below the 1 in 100 year flood planning level)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not identified as a flood control lot in the Section 10.7 Certificate.
Coastal Hazards	Is the site identified within the coastal zone in the <i>Coastal Protection Act 1979</i> OR has the site been identified by Council as affected, or potentially affected, by existing and future coastal hazards? This includes coastal storm erosion and recession of land due to sea level rise.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
Bushfire Hazard	Is the land nominated as Bushfire Prone Land on the Section 10.7 Certificate or is the site within 100m of unmanaged bushland?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
Threatened Species	Does the Project involve the clearing of vegetation that would affect any threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, answer the following two questions:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required. The works that are the subject of this REF do not include tree removal.
	Has the Section 10.7 Certificate and/or consultation with Council and/or review of the OEH critical habitat register identified a known critical habitat or threatened species, populations or endangered ecological communities and their habitat on or in close proximity to the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A

Table 2 Site Constraints

Constraint	Factor	Yes	No	Action
	Is the Project Site adjacent to an area of bushland (including a National Park, State Forest, Council Reserve or area of unmanaged bushland) OR a natural watercourse (including a creek, river, estuary, lake or wetland)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
Native Vegetation	Does the project involve the clearing of native vegetation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
Aboriginal Cultural Significance	Has the Section 10.7 certificate and/or consultation undertaken with Council identified that the site has, or is likely to have, significance to Aboriginal people, AND / OR will the proposed project impact on an Aboriginal place or known Aboriginal Objects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
	Is the site in an area very highly disturbed /modified (i.e. does it contain large areas of sealed surface, fill or previously excavated areas?)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
	If NO, does the project involve more than 1ha of ground disturbance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required. Most of the works relate to internal alterations to the Dean Building (gymnasium). Some minor demolition works to the southern external façade of the building are also proposed. However, these demolition works will not involve more than 1ha of ground disturbance.
	Is the project site within 200m of a high water mark of coastal waters of NSW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
	Is the project site within 200m of a wetland, coastal lake or waterway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
	Is the project site located on a sand sheet or within a dune area located on a ridge top?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
	Is the project site within 20m of a cave, rock shelter, or a cave mouth?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
Acid Sulphate Soils	Is the site less than 6m AHD?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
	Does the site contain acid sulphate soils of Class 1-4?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required. The land is identified as containing Class 5 Acid Sulfate Soils under the Strathfield LEP 2012.
	If YES, does the Project involve the excavation of more than 1 tonne of soil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
Mine Subsidence	Is the land located in a Mine Subsidence District?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
Land Slip	Does the Section 10.7 Certificate and/or consultation with the relevant council identify the site as being affected by land slip?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.

Table 2 Site Constraints

Constraint	Factor	Yes	No	Action
Heritage	Does the site contain an item of local or state heritage significance or is the site located in the vicinity of a local or state heritage item?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The site is identified as a heritage item, recognised as St Patrick's College – Brother Hickey Building (I132 under Schedule 5 of Strathfield LEP 2012). A Heritage Impact Statement (Appendix 8) has been prepared by Weir Phillips Heritage and Planning. An extract from the Heritage Impact Statement shows the location of the Brother Hickey Building relative to the Dean Building. The distance between the two buildings is approximately 100m.</p>  <p>The Heritage Impact Statement concludes that the proposed works to the Dean Building (gymnasium) will have no impact on the heritage significance of the school or no impact on heritage items and conservation areas within the vicinity of the site.</p>
Other	Is the project site subject of any other known environmental constraint following review of the Section 10.7 Certificate and consultation with the relevant local council?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.

5 Environmental Impact Assessment

This section provides an environmental impact assessment for the proposed works at St Patricks College. The assessment includes an overview of the proposal and provides additional information for any specific environmental issues relating to the site which require more detailed consideration.

5.1 Matters of National Environmental Significance

The impact of the proposal for the purposes of the Commonwealth EPBC Act 1999 has been considered. These factors are summarised in **Table 3**.

Table 3 EPBC Act 1999 Checklist	
Factor	Impact Assessment
Any significant impact on a declared World Heritage Property?	No
Any significant impact on a National Heritage place?	No
Any significant impact on a declared RAMSAR wetland?	No
Any significant impact on Commonwealth listed threatened species or endangered community?	No
Any significant impact on Commonwealth listed migratory species?	No
Does any part of the proposal involve nuclear actions?	No
Any significant impact on Commonwealth marine areas?	No
Any significant impact on the Great Barrier Reef Marine Park?	No
Any significant impact on Commonwealth land?	No

No further investigation with respect to the EPBC Act is required.

5.2 Detailed Environmental Assessment

The following environmental aspects are considered to be applicable to the site and the proposed works:

- Traffic / Parking impacts;
- Demolition/construction and operational noise;
- Heritage Impacts;
- Waste management;
- Building Code of Australia
- Community amenity; and
- Cumulative impacts.

5.2.1 Traffic / Parking Impacts

Construction Traffic Management Plan (CTMP) has been prepared The Transport Planning Partnership (TPPP) (**Appendix 5**). The CTMP identifies that the proposed works will result in a peak vehicle volume of 2 heavy vehicle trips and 10 light vehicle trips per day. The types of construction vehicles likely to be used will include medium rigid vehicles (8.8m in length), utility vehicles and vans. The CTMP anticipates that the vehicle movements will, as far as practicable, be scheduled to avoid peak drop off and pick up times so as to minimise interaction with students and staff.

Subject to implementation of the recommended vehicle movements and ingress and egress routes to the site as identified in **Figure 9** impacts on the surrounding road network have been assessed by TPPP as being negligible.

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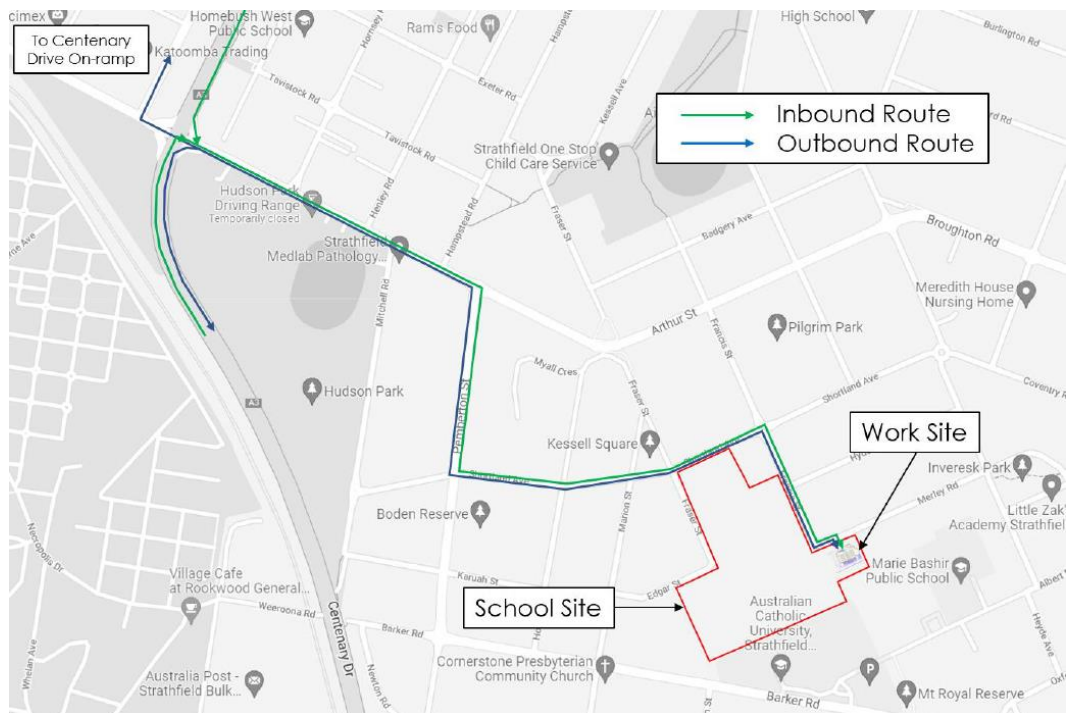


Figure 9 Construction vehicle routes to and from the school site

Construction vehicles will enter the site from Merley Road and then reverse into the work zone identified in **Figure 10**. From the work zone, construction vehicles will exit the site in a forward direction onto Merley Road.

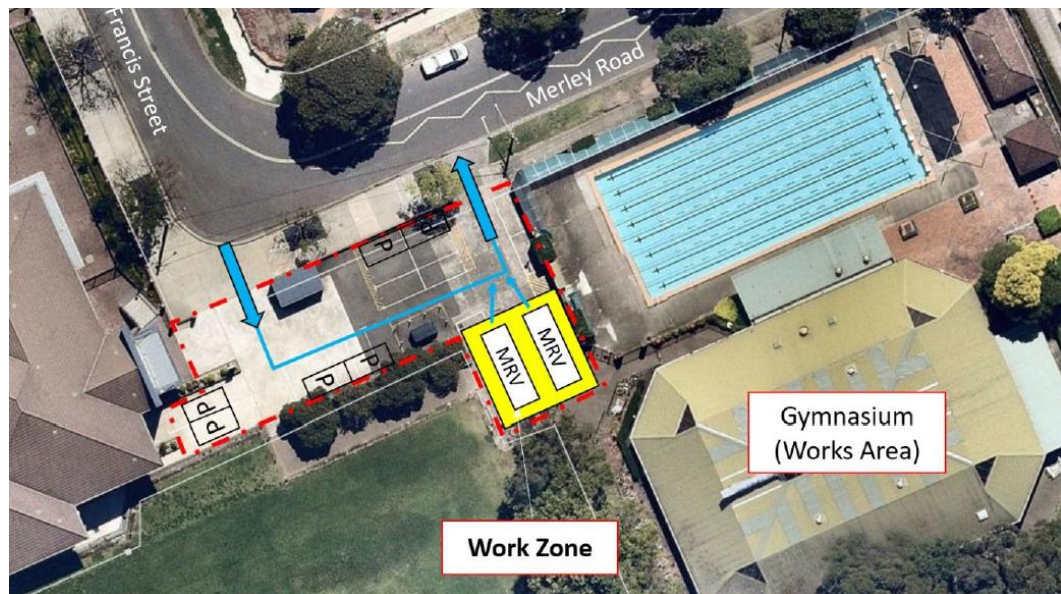


Figure 10 Plan showing the work zone and worker parking

The CTMP also addresses measures for ensuring the safety of pedestrians and cyclists, particularly at the vehicle access point onto Merley Road. A Site Specific Traffic and Pedestrian Control Plan (TPCP) has been prepared and designed in accordance with the Roads and Maritime Traffic Control at Works Sites manual. Advisory road signs are also proposed to be installed along Merley Road and Francis Street to notify drivers of the works. TTPP has also recommended that signage be installed at the site exit driveway to warn construction vehicle drivers to be aware of pedestrians and cyclists.

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5.2.2 Demolition/Construction Noise Impacts

PWNA has prepared a Construction Noise and Vibration Management Plan (CNVMP) for the proposed works (**Appendix 6**) and an Acoustic Impact Assessment (**Appendix 12**).

The school adjoins residential development to the east and south, with residential development also located across Merley Road to the north. Accordingly, there is potential for the noise and vibration as a result of the proposed works to impact residents. **Figure 11** is an extract from the Acoustic Impact Assessment that identifies the nearest residential noise sensitive receivers as being located along the northern side of Albert Road (R2) and Merley Road to the east (R1).



Figure 11 Identification of nearest noise sensitive receivers

The CNVMP addresses the following activities that have the potential to impact on the associated noise sources from the proposed REF works:

- Site Establishment Works – noise impacts include the use of hand tools;
- Ground Works and Demolition – noise impacts include the use of an excavator, handheld jack hammer, dump trucks, concrete saws and power hand tools;
- Structural works – noise impacts from the use of a concrete pump truck, concrete agitator truck and power hand tools;
- Internal Works – noise impacts from the use of power hand tools; and
- Common Works and Landscaping – noise impacts from the use of power hand tools.

The CNVMP includes recommendations that if implemented during the works phase, will minimise noise and vibration impacts onto noise sensitive receivers within the vicinity of the site. If the recommendations in the CNVMP are implemented, PWNA confirms that compliance with the relevant EPA's Interim Construction Noise Guideline Objectives can be achieved.

5.2.3 Operational Noise Impacts

As the proposed works involve the construction of additional doors on the southern façade of the gymnasium, there will be changes to the current acoustic environment for nearby residents. An Acoustic Impact Assessment has therefore been prepared to assess the noise impacts associated with the proposed works.

The operational noise generated within the gymnasium is likely to occur during PE lessons and school assembly gatherings. These activities were assessed to comply with the predicted

5 Environmental Impact Assessment

noise levels requirements, with the exception of predicted noise levels with windows open after 6:00pm. PWNA has recommended that the gymnasium should not be used outside the hours of 7:00am and 10:00pm. If the gymnasium is used between 6:00pm and 10:00pm, all windows and doors are to be closed.

5.2.4 Heritage Impacts

There is a heritage item located on Lot 12 DP 1095571, being *St Patrick's College – Brother Hickey Building (I132)*. Whilst there is no readily available statement of significance for this heritage item, the Heritage Impact Statement prepared by Weir Phillips Heritage and Planning (**Appendix 8**) has provided the following statement with regard to the significance of the item:

It is likely to have local historic, aesthetic and social significance as a site that has been associated with the Christian Brothers and the education of boys from the 1920s until today, which in turn makes it part of a state wide pattern of education by Catholic orders begun in the late nineteenth century.

The proposed works relate to internal fitout works and alterations to the southern external façade of the Dean Building (gymnasium). The Heritage Impact Statement concludes that:

The proposed works to the Brother Bruce C. Dean Gymnasium at St. Patrick's College, Strathfield will have no impact on the heritage significance of the College and no impact on heritage items and conservation areas within its vicinity.

5.2.5 Waste Management

A Demolition & Construction Waste Management Plan (WMP) has been prepared by Waste Audit (**Appendix 13**). The aims of the WMP are to minimise the generation of waste to landfill, maximise waste avoidance and reuse of materials on site, ensure that an effective recycling procedure is applied to waste materials, and to make employees and subcontractors aware of their waste management responsibilities.

Strategies for minimising waste generation on site have been detailed in Section 6 of the WMP. These strategies include providing secure locations for on-site storage of materials that are to be reused and recycled off-site, engaging qualified contractors to remove waste and recycling material from the site, coordinating with subcontractors to maximise re-use of materials, regular monitoring of bins, clear signage and training for all employees and subcontractors in regard to the WMP.

Implementation of the strategies as set out in the WMP will ensure that the aims of the WMP can be achieved.

5.2.6 Building Code of Australia

A BCA statement has been prepared by MBC Group (**Appendix 10**), which assesses the proposed works against the relevant prescriptive requirements, pursuant to the Building Code of Australia.

The BCA statement concludes by stating '*in view of the above assessment we can confirm that subject to the above identified non-compliances being appropriately considered, that compliance with the BCA is readily achievable*'.

MBC Group have also prepared an Access Statement (**Appendix 11**) which contains an assessment of the architectural drawings against the deemed-to-satisfy provisions and performance requirements of the National Construction Code and Building Code of Australia.

The Access Statement concludes by stating '*in view of the above assessment we can confirm that compliance with the A2.1 of the BCA is readily achievable*'.

5.2.7 Community Amenities

St Patricks College is surrounded by low density residential development and an Educational Establishment (Australian Catholic University, Strathfield campus). Consideration of the potential impacts upon the community must therefore form part of the environmental assessment.

5 Environmental Impact Assessment

The proposed works will provide enhanced teaching and learning facilities for students and staff. The CMP (**Appendix 4**) provides a series of mitigation measures to ensure the amenity of students, staff and residents is maintained during the works including maintenance of the works area to minimise spillage, rubbish and general site untidiness. The works are also planned to be undertaken predominantly during the school holidays, therefore minimising disruptions for the school community.

Accordingly, it is considered that the community and amenity impacts of the proposal are acceptable having regard to the improvements being provided to the site.

5.2.8 Cumulative Impacts

The proposed works are unlikely to result in significant adverse cumulative impacts which would affect the amenity of the SPC site or surrounding development and residents. Any cumulative impacts associated with the are considered to be minor, temporary and acceptable, subject to the implementation of mitigation measures as detailed in **Appendix 14** of this REF.

5.3 Clause 228 Considerations

Clause 228 of the Regulation details factors which must be taken into account when assessing the impact of an activity on the environment. These factors are addressed in **Table 4**.

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Table 4 Factors for Consideration under CI 228 of Environmental Planning and Assessment Regulation 2000

Factor	Impact Assessment	Mitigation Action Reference
Any environmental impacts on a community?	<p>Community impacts are associated with the construction works, including traffic, noise, vibration, and potential for dust exposure.</p> <p>A positive impact to the school community is predicted post construction. As the works will enhance the useability of the Dean Building, to assist in improving the teaching, learning and assembly spaces of St Patricks College.</p>	<p>Appendix 4 – Construction Management Plan</p> <p>Appendix 5 – Traffic Impact Statement & Construction Traffic Management Plan</p> <p>Appendix 6 – Construction Noise & Vibration Management Plan</p> <p>Appendix 7 – Hazardous Materials Report</p> <p>Appendix 8 – Heritage Impact Statement</p> <p>Appendix 12 – Acoustic Impact Statement</p> <p>Appendix 13 – Waste Management Plan</p>
Any transformation of a locality?	The alterations proposed as part of this REF are predominantly internal and will therefore have minimal transformation impacts on the locality. Some external works are proposed to facilitate accessibility to the building via the southern façade. The scope of these works is minor and therefore has little opportunity to transform a locality.	Appendix 4 – Construction Management Plan
Any environmental impact on the ecosystems of the locality?	The works do not propose any tree or vegetation removal. All trees proximate to the works area will be required to be protected during the demolition and construction phase.	Appendix 4 – Construction Management Plan
Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality?	<p>The proposal will not result in a reduction of the aesthetic, recreational, scientific value of the locality. The proposed works are part of an overall redevelopment of parts of the College which will provide a net improvement to these values of the locality.</p> <p>The allotment on which the works will occur also contained an identified heritage item. As provided in the Heritage Impact Statement (Appendix 9), the works do not impact on the heritage significance of the site, heritage items or conservation areas within the vicinity of the site.</p>	Appendix 8 – Heritage Impact Statement
Any effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations?	The proposed works will not create any effects on the site or locality, having regard to anthropological, archaeological, cultural, historical or scientific significance. The works will however, enhance the aesthetic significance of the site once completed, as well as generating social values through the enhancement of an existing school site for students and staff use.	Nil

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Table 4 Factors for Consideration under CI 228 of Environmental Planning and Assessment Regulation 2000

Factor	Impact Assessment	Mitigation Action Reference
Any impact on the habitat of any protected animals (within the meaning of the Biodiversity Conservation Act 2016)?	The proposal will not remove any known habitat for protected animals (within the meaning of the BC Act).	Nil
Any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air?	The proposal will not remove habitat that is important for threatened species. No species are likely to be endangered due to the proposed activity.	Nil
Any long-term effects on the environment?	The minor alteration works will not give rise to any long-term effects on the environment.	Nil
Any degradation of the quality of the environment?	Demolition works associated with the alterations will result in a minor increase in noise and air pollution, and these impacts require mitigation throughout the duration of works.	Appendix 4 – Construction Management Plan Appendix 5 – Traffic Impact Statement & Construction Traffic Management Plan Appendix 6 – Construction Noise & Vibration Management Plan Appendix 7 – Hazardous Materials Report Appendix 12 – Acoustic Impact Statement Appendix 13 – Waste Management Plan
Any risk to the safety of the environment?	No. Student and staff safety will be managed throughout the works, e.g. through the separation of the work site and access control.	Appendix 4 – Construction Management Plan Appendix 5 – Traffic Impact Assessment & Construction Traffic Management Plan Appendix 6 – Construction Noise & Vibration Management Plan
Any reduction in the range of beneficial uses of the environment?	No. The proposed works will facilitate the upgrades to the school.	Nil

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Table 4 Factors for Consideration under CI 228 of Environmental Planning and Assessment Regulation 2000

Factor	Impact Assessment	Mitigation Action Reference
Any pollution of the environment?	Minor construction-related air pollution is anticipated during the demolition phase of the works. The CMP provides for construction management strategies to mitigate the effects of air pollution, and also includes strategies for waste management and managing unanticipated contamination.	Appendix 4 – Construction Management Plan Appendix 6 – Construction Noise & Vibration Management Plan Appendix 7 – Hazardous Materials Report Appendix 13 – Waste Management Plan
Any environmental problems associated with the disposal of waste?	The WMP provides for strategies for managing and disposing of waste.	Appendix 4 – Construction Management Plan Appendix 13 – Waste Management Plan
Any increased demands on resources (natural or otherwise) which are, or are likely to become, in short supply?	No.	Nil
Any cumulative environmental effect with other existing or likely future activities?	No – refer to Section 5.2.8 .	Nil
Any impact on coastal processes and coastal hazards, including those under projected climate change conditions?	No. SPC is not located in an area which is expected to be affected by coastal hazards.	Nil

6 References and Relevant Guidelines

Australian Standard 1742.3 - 1996 *Manual of Uniform Traffic Control Devices Part 3: Traffic Control Devices for Works on Roads*

Australian Standard 2601-2001 *The Demolition of Structures*

Australian Standard 2436-2010 *Guide to Noise Control on Construction, Maintenance and Demolition Sites*

Department of Environment, Climate Change and Water (now Office of Environment and Heritage), 2009, *Interim Construction Noise Guideline*

Landcom, 2004, *Managing Urban Stormwater: Soils and Construction*, 4th Edition (The Blue Book)